

294-1251

Inst # 1994-06218

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES M. JONES
528 2nd Street, NE
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS and 00/100 (\$65,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JEFF E. BLOW and BRIDGETT A. BLOW, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES M. JONES, AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3 AND 4, BLOCK 4, NICKERSON - SCOTT SURVEY. A MAP OF WHICH IS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, MAP BOOK 3, PAGE 34.

ALSO, AN EASEMENT 20 FEET IN WIDTH ACROSS PARTS OF LOTS 1 AND 2 IN SAID BLOCK 4 FOR INGRESS AND EGRESS, THE CENTER LINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID LOT 2 RUNNING SOUTH ALONG THE WEST LINE OF LOTS 2 AND 1 FOR A DISTANCE OF 58 FEET TO A POINT OF BEGINNING OF SAID EASEMENT CENTER LINE; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 83 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 2 WHICH IS 60 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, THE END OF SAID EASEMENT CENTER LINE ALSO AS SHOWN IN MAP BOOK 6, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to taxes for the year beginning October 1, 1993, which constitute a lien, but are due and payable until October 1, 1994.
2. Mineral and mining rights as recorded in Deed Volume 343, Page 155.
3. Right of way granted to Alabama Power Company as recorded in Deed Volume 60, page 66, Volume 131, page 404 and Volume 133, page 82, Volume 138, page 84, Volume 192, page 496, Volume 48, page 617, and Volume 57, page 379.
4. Right of way was granted to American Telephone and Telegraph Company as recorded in Deed Volume 109 page 91.
5. Right of way granted to Shelby County as recorded in Deed volume 77 page 36, volume 104 page 110 and volume 167 page 335.

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6. Easement agreement for access across Lots 1 and 2 as recorded in Map Book 6 page 94.

\$65,817.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JEFF E. BLOW and BRIDGETT A. BLOW, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of February, 1994.


JEFF E. BLOW

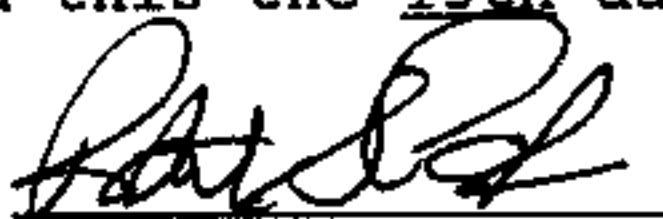
BRIDGETT A. BLOW

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFF E. BLOW and BRIDGETT A. BLOW, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of February, 1994.


Notary Public

My commission expires: 7/16/94

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